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City/County Association of Governments of San Mateo County

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NOTICE OF SPECIAL MEETING C/CAG AIRPORT LAND USE COMMITTEE (ALUC)

NOTE DATE: *Thursday, January 31, 2008*

TIME: 4:00 p.m.

NOTE PLACE: *City Council Chambers Millbrae City Hall
621 Magnolia Avenue
Millbrae, CA 94030 TEL: 650/259-2333 (City Clerk)*

A G E N D A

1. **Call to Order/Roll Call/Declaration of a Quorum** – Richard Newman, ALUC Chairperson; David F. Carbone, ALUC Staff
2. Public Comment on relevant items **not** on the Agenda – Richard Newman
3. Consideration/Adoption of ALUC Resolution No. 01-08, stating the date, time, and place for holding Regular Meetings of the C/CAG Airport Land Use Committee (ALUC) – Richard Newman **Pg. 3 - 5**
4. Consideration/Approval of an ALUC Staff request, re: appointment of two C/CAG Airport Land Use Committee (ALUC) Representatives to serve on a planning advisory committee (PAC) to assist in the update of the comprehensive airport/land use compatibility plan (CLUP) for the environs of San Francisco International Airport – Richard Newman **Pg. 6 - 9**

Access for Persons with Disabilities: The C/CAG Airport Land Use Committee (ALUC) meetings are accessible to persons with disabilities. Individuals who need special assistance or a disability-related modification or accommodation to participate in this meeting or who wish to request an alternative format for all meeting materials, should contact **David F. Carbone, C/CAG ALUC Staff, at 650/363-4417**, during regular business hours (8 a.m. – 5 p.m.), at least three working days before the meeting date.

ALUC Chairperson:
Richard Newman
Aviation Representative

ALUC Vice Chairperson:
Naomi Patridge, Council Member
City of Half Moon Bay

Airport Land Use Committee (ALUC) Staff
David F. Carbone, Senior Planner / Airport Environs Planning
County of San Mateo Planning & Bldg. Division

**Notice and Agenda for a Special C/CAG Airport Land Use Committee (ALUC)
Meeting on January 31, 2008**

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A G E N D A - continued

5. Review/Approval of the Action Minutes for the ALUC Special Meeting held on July 26, 2007 – Richard Newman **Pg. 10-14**

(**Note:** The ALUC Regular Meeting scheduled for August 23, 2007 was convened but the number of Regular Members present did not achieve the minimum number for a quorum. Therefore, an official meeting was not held and Action Minutes were not prepared. The Special ALUC Meeting scheduled for November 29, 2007 was canceled).

6. **Informational Presentation:** Presentation by the County of San Mateo Planning Staff, re: overview of the Mid-Coast Local Coastal Program (LCP) Update and related airport/land use compatibility issues, re: aircraft operations at Half Moon Bay Airport – Richard Newman **Pg. 15-19**

(**Note: This is an informational presentation only. No action by the ALUC will be taken on this item at this meeting.**)

7. **Informational Presentation:** Presentation by the City of San Bruno Planning Staff, re: overview of the San Bruno General Plan Update and related airport/land use compatibility issues, re: aircraft operations at San Francisco International Airport – Richard Newman **Pg. 20**

(**Note: This is an informational presentation only. No action by the ALUC will be taken on this item at this meeting.**)

8. Review of Correspondence/Information items – Richard Newman **Pg. 21-25**
9. Member Communications/Announcements – Richard Newman
10. **Adjourn** – Richard Newman

Note to ALUC Representatives and Alternates: The next ALUC Regular Meeting is scheduled for Thursday, February 28, 2008 in the Council Chambers at Millbrae City Hall, 621 Magnolia Avenue, Millbrae, California. The Agenda will include the election of ALUC Officers for calendar year 2008 and formal ALUC review/action on the County of San Mateo Local Coastal Program (LCP) amendments and on the City of San Bruno general plan update. Please plan to attend so we can achieve a quorum (at least seven members present) to act on these important items.

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C/CAG AIRPORT LAND USE COMMITTEE (ALUC)

STAFF REPORT

Please Reply To: David F. Carbone, ALUC Staff, 455 County Center, Second Floor,
Redwood City, CA 94063; TEL: 650/363-4417; FAX: 650/363-4849;
email: dcarbone@co.sanmateo.ca.us

DATE: January 24, 2008

TO: C/CAG Airport Land Use Committee (ALUC) Representatives and Alternates

FROM: David F. Carbone, ALUC Staff *pfc*

SUBJECT: **Agenda Item No. 3** for January 31, 2008: Consideration/Adoption of Resolution No. 01-08, to Specify the Day, Time, and Place for Holding Regular Meetings of the C/CAG Airport Land Use Committee (ALUC) for Calendar Year 2008 to Comply with the Ralph M. Brown Act

RECOMMENDATION

Adopt the attached ALUC Resolution No. 01-08, which specifies the date, time and place for holding Regular Meetings of the C/CAG Airport Land Use Committee (ALUC) for calendar year 2008.

BACKGROUND/DISCUSSION

California Government Code Section 54950 et seq, commonly known as the Ralph M. Brown Act (California Open Meeting Law for local government bodies), requires a public body to "...provide, by ordinance, resolution, bylaws, or by whatever other rule is required for the conduct of business by that body, the time and place for holding regular meetings." (Section 54954.(a)). It has been the practice of the ALUC to adopt a resolution at its first meeting of the calendar year to comply with this requirement.

Airport Land Use Committee

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ALUC Chairperson:
Richard Newman
Aviation Representative

ALUC Vice Chairperson:
Naomi Patridge, Council Member
City of Half Moon Bay

Airport Land Use Committee (ALUC) Staff
David F. Carbone, Sr. Planner / Airport Environs Planning
County of San Mateo Planning & Bldg. Department

C/CAG Airport Land Use Committee Staff Memo, Re: Consideration/Adoption of
Resolution No. 01- 08, Specifying the Date, Time, and Place for Holding Regular
Meetings of the C/CAG Airport Land Use Committee (ALUC) for Calendar Year 2008
January 24, 2008
Page 2 of 2

BACKGROUND/DISCUSSION - continued

Attached is C/CAG Airport Land Use Committee (ALUC) Resolution No. 01-08, which specifies the date, time, and place for holding Regular Meetings of the C/CAG Airport Land Use Committee (ALUC), for calendar year 2008. The resolution also allows for changes in the date, time, and place, as needed.

Adoption of this resolution would establish the following ALUC Regular Meeting schedule for 2008: February 28, May 22, and August 28, at 4:00 p.m. in the City Council Chambers, at Burlingame City Hall. All dates shown are the fourth Thursday of the specified month. The fourth Thursday of November 2008 (the next scheduled month after August) is Thanksgiving Day. Special Meetings and/or workshops could also be scheduled on any day, at any time, and at any location, as needed, in the "off" months, to conduct urgent business, if a quorum (at least seven members present) could be achieved.

Attachment

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Resolution No. 01 - 08

C/CAG AIRPORT LAND USE COMMITTEE (ALUC)

A RESOLUTION SPECIFYING THE DAY, TIME, AND PLACE FOR HOLDING REGULAR MEETINGS OF THE C/CAG AIRPORT LAND USE COMMITTEE (ALUC)

WHEREAS, the City/County Association of Governments of San Mateo County, known as C/CAG, was created in 1990 and functions as the Airport Land Use Commission for San Mateo County and in that role it is responsible for complying with the relevant provisions in California Public Utilities Code, Division 9, Part 1, Chapter 4, Article 3.5, and

WHEREAS, the C/CAG Board of Directors has delegated the initial review portion of its state-mandated airport/land use compatibility review process to its advisory committee, known as the C/CAG Airport Land Use Committee (ALUC), and

WHEREAS, the C/CAG Airport Land Use Committee (ALUC) carries out the state-mandated airport/land use compatibility review process in public meetings that are held in accordance with the Ralph M. Brown Act (California Open Meeting Law for local government bodies) (California Government Code Section 5490 et seq.), and

WHEREAS, the Ralph M. Brown Act requires public bodies to take an action to establish the date, time, and place for holding their Regular Meetings (California Government Code Section 54954(a);

NOW, THEREFORE BE IT RESOLVED, that the Regular Meetings of the C/CAG Airport Land Use Committee (ALUC) shall be scheduled on a quarterly basis (**up to four scheduled meetings**), beginning on the fourth Thursday of February each year, at 4:00 p.m., in the Council Chambers at the City of Burlingame City Hall, 501 Primrose Road, Burlingame, California. Changes to the schedule, time, and place can be made as, needed. Special Meetings and/or workshops may also be held, as needed, in accordance with the relevant provisions of the Ralph M. Brown Act.

PASSED, APPROVED, AND ADOPTED ON JANUARY 31, 2008

C/CAG Airport Land Use Committee (ALUC) Chairperson

alucstaffmemo2008mtgschereso0108.doc

ALUC Chairperson:
Richard Newman
Aviation Representative

ALUC Vice Chairperson:
Naomi Patridge, Council Member
City of Half Moon Bay

Airport Land Use Committee (ALUC) Staff
David F. Carbone, Sr. Planner / Airport Environs Planning
County of San Mateo Planning & Bldg. Department

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C/CAG AIRPORT LAND USE COMMITTEE (ALUC)

STAFF REPORT

Please Reply To: David F. Carbone, ALUC Staff, 455 County Center, Second Floor,
Redwood City, CA 94063; TEL: 650/363-4417; FAX: 650/363-4849;
email: dcarbone@co.sanmateo.ca.us

DATE: January 24, 2008

TO: C/CAG Airport Land Use Committee (ALUC) Representatives and Alternates

FROM: David F. Carbone, ALUC Staff *D.F.C.*

SUBJECT: **Agenda Item No. 4** for January 31, 2008: Consideration/Approval of an ALUC Staff Request, Re: Appointment of Two C/CAG Airport Land Use Committee (ALUC) Representatives to Serve on a Planning Advisory Committee (PAC) to Assist ALUC Staff and the Project Consultant Team in the Preparation of an Update of the Comprehensive Airport Land Use Compatibility Plan (CLUP) for the Environs of San Francisco International Airport

RECOMMENDATION

Appoint two C/CAG Airport Land Use Committee (ALUC) Representatives to serve on a Planning Advisory Committee (PAC) to assist ALUC Staff and the project consultant team in the preparation of an update of the comprehensive airport land use compatibility plan (CLUP) for the environs of San Francisco International Airport.

BACKGROUND

Section 160 of *Vision 100-Century of Aviation Reauthorization Act*, approved by Congress in December 2003, provides funding for eligible units of local government to prepare airport land use compatibility plans for the environs of specific airports, including San Francisco International Airport (SFO). C/CAG, in its role as the airport land use commission for San Mateo County, was the first unit of local government in the country to apply for and receive funding per the Section 160 criteria. The federal grant award to C/CAG was \$300,000.

C/CAG Airport Land Use Committee (ALUC) Staff Report, Re: Consideration/Approval of an ALUC Staff Request, Re: Appointment of Two C/CAG Airport Land Use Committee (ALUC) Representatives to Serve on a Planning Advisory Committee (PAC) to Assist ALUC Staff and the Project Consultant Team in the Preparation of an Update of the Comprehensive Airport Land Use Compatibility Plan (CLUP) for the Environs of San Francisco International Airport

January 24, 2008

Page 2 of 2

BACKGROUND - continued

The consultant team of Jacobs Consultancy, based in Burlingame and Clarion Associates has been retained to assist the C/CAG Board in preparing the SFO CLUP update. The final SFO CLUP document will comply with all applicable state and federal guidelines and requirements. The update process started in November 2007 and will take about two years. Completion of the final SFO CLUP update document is expected by November 2009.

DISCUSSION

A Project Advisory Committee (PAC) will be created to assist C/CAG ALUC staff and the consultant team in preparing the draft plan. The roles and responsibilities of the PAC will include the following:

- To assist the consultant team and C/CAG staff in identifying airport/land use compatibility planning issues to be addressed in the CLUP document
- To serve as a sounding board for planning and policy concepts offered by the consultant team
- To critically review and comment on three technical working papers that will be prepared by the consultant team during the process
- To review and comment on the Draft CLUP document
- Additional activities to be determined

The PAC will meet four times over a 9 to 10-month period, beginning in February 2008. The meetings will be held in the evening at intervals of 2 to 3 months (dates, time, and place to be determined). The potential membership of the PAC is shown in the attached Project Information Sheet.

The PAC will also include two representatives of the Airport/Community Roundtable and two from the C/CAG Board. The Roundtable and C/CAG Board PAC appointments are scheduled to be made at their respective meetings in February 2008. Since the ALUC membership, Roundtable membership, and C/CAG Board membership overlap, the ALUC may want to consider how its potential appointments to the PAC may relate to potential Roundtable and C/CAG Board appointments to the PAC. The goal is not to have ALUC, Roundtable, and C/CAG Board representation on the PAC from the same cities, if possible.

Attachment

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Project Information Sheet COMPREHENSIVE AIRPORT/LAND USE COMPATIBILITY PLAN (CLUP) UPDATE FOR THE ENVIRONS OF SAN FRANCISCO INTERNATIONAL AIRPORT (November 2007 – November 2009)

State Mandate for Airport Land Use Compatibility Planning/Project Background

Airport land use compatibility planning is a state-mandated activity. Every county in California, within which there is located at least one public-use airport, must establish an airport land use commission. The commission acts as an independent body and is not part of county government. The commission has two specific duties: (1) prepare and adopt a comprehensive airport land use compatibility plan (CLUP) for the environs of each public-use airport within its jurisdiction (county boundary) and (2) review certain proposed local agency land use policy actions within the airport environs and airport plans for a determination of the consistency of those actions/plans with the relevant airport/land use compatibility policies and criteria in the CLUP.

The 21-member City/County Association of Governments of San Mateo County (C/CAG) serves as the state-mandated airport land use commission in the county.

Comprehensive Airport Land Use Compatibility Plan (CLUP)

A comprehensive airport land use compatibility plan (CLUP) is a planning document that is prepared and adopted by an airport land use commission. The Plan identifies policies and criteria to achieve compatibility between proposed land development and local agency land use policy actions with airport/aircraft operations, within a defined airport environs area, delineated by an airport influence area (AIA) boundary.

The CLUP must be based on the most recent FAA-approved airport layout plan (ALP) or FAA-accepted airport master plan. The key compatibility issues include the following:

Section 160 of *Vision 100-Century of Aviation Reauthorization Act* provides funding for eligible units of local government to prepare airport land use compatibility plans for the environs of specific airports, including San Francisco International Airport (SFO). C/CAG was the first unit of local government in the country to apply for and receive funding per the Section 160 criteria. The funding will be used to retain a consultant(s) to assist the C/CAG Board in preparing the SFO CLUP update. The goals of the federal program are consistent with the state mandate for airport/land use compatibility planning.

The final SFO CLUP document will comply with all applicable state and federal guidelines and requirements. Preparation of the SFO CLUP update, including numerous public meetings, will take about two years. A Project Advisory Committee (PAC) will be created to assist C/CAG staff and the project consultant(s) in developing the CLUP policy framework (see reverse side for potential PAC membership). A brief overview of the content of a CLUP document is explained below.

(1) airport noise impacts, (2) aircraft overflight, (3) safety concerns related to aircraft operations, and (4) height of structures and airspace protection.

Maps and graphics are included in the CLUP document to illustrate the extent of the geographic application of the land use compatibility policies and criteria. The document also explains the procedures and process used by the airport land use commission to evaluate proposed local agency land use policy actions and airport plans to determine the consistency of those actions/plans with the land use compatibility criteria specified in the CLUP. The plan is implemented by the affected jurisdictions (cities, county, and the airport governing body).

SFOCLUPupdateinfosheet0108.doc

OVER

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Project Information Sheet COMPREHENSIVE AIRPORT LAND USE COMPATIBILITY PLAN (CLUP) UPDATE FOR THE ENVIRONS OF SAN FRANCISCO INTERNATIONAL AIRPORT

November 2007 – November 2009

Project Advisory Committee (PAC) Potential Membership*

C/CAG Airport Land Use Cmte.	2	San Mateo County Economic Development Association (SAMCEDA)	1
SFO Staff	2	San Mateo County Association of Realtors (SAMCAR)	1
Planning			
Noise Abatement Office			
FAA Staff – Burlingame ADO	1	Other Municipalities (Planning Staff)	2
Caltrans Div. of Aero. Staff	2	Daly City	
		Foster City	
Municipalities (Planning Staff)	4	San Mateo Co. (Planning staff)	1
Burlingame			
Millbrae		Airport/Community Roundtable	2
San Bruno			
So. San Francisco			

Total Potential Members

18

* Selected elected officials may also be added to this list.

PAC Roles and Responsibilities:

- To assist the consultant and C/CAG staff in identifying airport/land use compatibility planning issues to be addressed in the CLUP document
- To serve as a sounding board for planning and policy concepts offered by the consultant team
- To critically review and comment on three technical working papers that will be prepared by the consultant team during the process
- To review and comment on the Draft CLUP document
- Additional activities to be determined

PAC Meetings

The PAC will meet four times over a 9 to 10-month period, beginning in February 2008. The meetings will be held in the evening at intervals of 2 to 3 months (dates, time, and place to be determined).

PotentialPACmembership0108.doc

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Action Minutes for the July 26, 2007 C/CAG Airport Land Use Committee (ALUC) Special Meeting

1. Call to Order, Roll Call

Richard Newman, Aviation Representative and Committee Chairperson, called the Special Meeting of the C/CAG Airport Land Use Committee (ALUC) to order, at approximately 4:10 p.m. in the City Council Chambers, at Burlingame City Hall in Burlingame, California. Dave Carbone, C/CAG Airport Land Use Committee (ALUC) staff, called the roll. A quorum (at least 7 Regular Members) was present, as follows:

Regular Members Present

Cyril Bologoff, City of Brisbane
Ann Keighran, City of Burlingame
Judith Christensen, City of Daly City
Naomi Patridge, City of Half Moon Bay
Barbara Pierce, City of Redwood City
Ken Ibarra, City of San Bruno
Matt Grocott, City of San Carlos
Mark Church, County of San Mateo
Richard Newman, Aviation Representative
George Auld, Half Moon Bay Airport Pilots Association

Regular Members Absent

City of Foster City
City of Millbrae
City of South San Francisco

Airport Land Use Committee Staff

Dave Carbone, C/CAG Airport Land Use Committee (ALUC) staff

Others Present

James A. Castañeda, San Mateo County Planning Department
Tom Passanisi, Redwood City Planning
Blake Lyon, Redwood City Planning
Mark Larson, County Airport Manager

2. Public Comment on Items Not on the Agenda

Comments / Concerns / Questions:

NONE

3. Consideration of a referral from the City of Redwood City, re: request for a Comprehensive Airport Land Use Plan (CLUP) consistency review of the proposed *Draft Peninsula Park Precise Plan*, for a property on Bair Island Road, southeast of San Carlos Airport.

Comments / Concerns / Questions:

- Dave Carbone, ALUC staff, presented the staff report and highlighted the key airport/land use compatibility issues and compared the current project to a portion of an earlier project (Marina Shores Village) on the same site.
- ALUC Staff explained the Federal Aviation Administration (FAA) determined, through an earlier analysis, that the height of the Marina Shores Village towers (240 and 260 feet) would not impact the navigable airspace in the vicinity of the San Carlos Airport. Staff noted the current *Draft Peninsula Park Precise Plan* proposes a building height lower (120 feet) than the towers proposed in the Marina Shores Village project.
- ALUC Staff indicated the Staff Report included a recommendation to require the project sponsor to submit the proposed project to the FAA to determine the appropriate marking and lighting of the tallest buildings.
- Chairperson Newman asked ALUC Staff to clarify the maximum height of the proposal. Staff indicated that the proposed height is indicated as 120 feet, although an exception for architectural features would allow for an additional 20 feet. The maximum potential height would be then 140 feet.
- ALUC Staff pointed out the project site's location is outside the 55 dB CNEL noise contour boundary of the San Carlos Airport, and also indicated it's location on both the San Carlos Airport Noise Abatement Procedures Map and on an aircraft over flight map for a one-year period (September 2000 – September 2001) within the San Carlos Airport vicinity.
- ALUC Staff outlined the recommended conditions of approval, specifically the revisions to Conditions No. 3 and No. 4, that clarify the interior noise criterion level that would require an acoustical study for the proposed hotel and residential portion of the project site.

Item No. 3 - continued

- Judith Christensen asked who would be responsible for funding for improvements to reduce noise within structures. ALUC Staff explained it would be the responsibility of the project sponsor to provide the funding for those improvements, as required by the City of Redwood City.
- Barbara Pierce explained the area along Blair Island Road, near the project site, has been anticipated by the City of Redwood City, for residential uses and two multi-family uses already exist in the project area.
- Matt Grocott asked questions, regarding aircraft approaches to San Carlos Airport at night and during inclement weather conditions. In relation to the height and location of the project Mark Larson, County Airport Manager, addressed those questions.
- Matt Grocott raised questions regarding noise impact and mitigations measures to achieve the required 45 dB interior noise limit. ALUC Staff reiterated the proposed revisions to Conditions No. 3 and No. 4 to address Mr. Grocott's questions.
- Matt Grocott suggested that Conditions No. 3 and No. 4 be modified to replace "to" to "shall" in the phrase "...to identify appropriate acoustic elements to be installed during construction..." to read "...to identify appropriate acoustic elements that **shall** be installed during construction..."
- Blake Lyon, planner with the City of Redwood City, gave a brief presentation of the project, outlining the various uses of the proposed plan, and indicated the City of Redwood City has no objections to the recommended conditions of approval.
- Ann Keighran asked for clarification of the total height. Blake Lyon responded by verifying that the building height limit would be 120 feet with a 20-foot exception for architectural features.

ACTION: Mark Church **MOVED** approval of the staff recommendations with the conditions in the staff report. The motion was **SECONDED** by Barbara Pierce and **CARRIED** unanimously.

4. Information Item: Status of the process to select a consultant(s) to prepare a comprehensive update of the airport/land use compatibility plan (CLUP) for the environs of San Francisco International Airport (80% funding provided by a federal grant).

Comments / Concerns / Questions:

- Dave Carbone provided a brief overview of the consultant selection process. He explained a Request for Qualifications (RFQ) and Request for Proposals (RFP) were prepared and distributed to a number of consultants. He noted four consultant teams were interviewed during the week of July 9, 2007. He explained evaluations are still in progress, and recommendations to C/CAG will be presented at its next meeting. Pending completion of contract negotiations with the selected consultant team, work is anticipated to begin in early to mid September. The selected consultant team will be present to meet with the ALUC at the next Regular Meeting.

5. **Consideration/Adoption of the Action Minutes for the May 24, 2007 ALUC Meeting**

Comments / Concerns / Questions:

- Chairman Newman outlined a proposed revision on page 2 of 5, Item No. 3, fourth bullet point, to include further details of the request to have Richard Napier, C/CAG Executive Director, explain his actions on the Downtown Precise Plan. The information proposed to be added concerned the preparation of a memorandum from Mr. Napier to the C/CAG Board of Directors, which contained different recommendations than those approved by the ALUC, regarding the Redwood City Downtown Precise Plan. Chairperson Newman acknowledged that the original recommendations of the ALUC were included in the staff report to C/CAG, but the memo from the Executive Director to the C/CAG Board urged the adoption of those recommendations without the request to the City of Redwood City to consider of the imposition of aviation easements on the parcels proposed for redevelopment in the Downtown Precise Plan area (see attached Amended Action Minutes for the May 24, 2007 C/CAG Airport Land Use Committee (ALUC) Regular Meeting).

ACTION: Ken Ibarra **MOVED** adoption of the Action Minutes, as amended, for the May 24, 2007 ALUC Meeting. The motion was **SECONDED** by Mark Church and **CARRIED** unanimously.

6. **Consideration/Adoption of the Action Minutes for the February 24, 2005 ALUC Meeting**

Staff noted the tape for the February 24, 2005 meeting has been misplaced and therefore, minutes will not be prepared for the February 24, 2005 meeting.

7. **Members Communications / Announcements**

Comments / Concerns / Questions:

- Dave Carbone indicated that remodeling work may begin soon in the Burlingame City Hall Council Chambers, where the ALUC meetings are currently held. He noted the next ALUC meeting may be held at another location.

8. **ADJOURN**

The meeting was adjourned at approximately 5:10 p.m.

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Attachment: Amended Action Minutes for the May 24, 2007 C/CAG Airport Land Use Committee (ALUC) Regular Meeting, re: Agenda Item No. 3

**Amended Action Minutes for the May 24, 2007
C/CAG Airport Land Use Committee (ALUC)
Regular Meeting**

The following language will replace the fourth bullet point in Item No. 3 of the May 24, 2007 Regular Meeting minutes, approved as amended, at the July 26, 2007 ALUC Special Meeting.

- 3. Consideration of a referral from the City of Redwood City, re: request for a Comprehensive Airport Land Use Plan (CLUP) consistency review of the proposed *North Main Street Precise Plan*, in the vicinity of San Carlos Airport**
 - Chairperson Newman asked Richard Napier, C/CAG Executive Director, to provide an update on the action taken by C/CAG on the Downtown Precise Plan that was reviewed and discussed at the last ALUC Regular Meeting (February 22, 2007). Chairperson Newman requested the update for two reasons: 1) he felt that there were similar airport/land use compatibility issues between the Downtown Precise Plan and the North Main Street Precise Plan and 2) to make note of a memorandum, prepared by the C/CAG Executive Director, that did not include a request from the ALUC to have the City of Redwood City consider the imposition of aviation easements in favor of the County of San Mateo, as proprietor of the San Carlos Airport, for any parcels considered for redevelopment in the Downtown Precise Plan area.

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C/CAG AIRPORT LAND USE COMMITTEE (ALUC)

STAFF MEMORANDUM

DATE: January 24, 2008

TO: C/CAG Airport Land Use Committee (ALUC) Representatives
and Alternates

FROM: David F. Carbone, C/CAG Airport Land Use Committee (ALUC) Staff *DFC*

SUBJECT: **Agenda Item No. 6** for January 31, 2008: Informal ALUC Review of the
County of San Mateo *Midcoast Local Coastal Program (LCP) Update Project*

BACKGROUND

A Local Coastal Program (LCP) is a planning tool used by local governments to guide development of land within the coastal zone, in partnership with the California Coastal Commission. An LCP is a planning document that contains the ground rules for future development and protection of coastal resources and specifies appropriate location, type, and scale of new or changed uses of land and water (see attached information page from the California Coastal Commission website). An LCP is part of a jurisdiction's general plan and therefore, an LCP amendment(s) is also a general plan amendment. General plan amendments are subject to formal ALUC/C/CAG review, if they include territory within any airport environs (airport influence area (AIA) boundary) located within the boundaries of San Mateo County.

The County of San Mateo has prepared several amendments to its LCP that affect the unincorporated Midcoast area of the County. The *Midcoast LCP Update Project* territory includes a large portion of the environs of Half Moon Bay Airport. An overview of the proposed LCP amendments, prepared by County Planning staff, is attached. San Mateo County Planning staff will present an overview of the LCP amendments at the Special ALUC Meeting on January 31, 2008.

ALUC Chairperson:
Richard Newman
Aviation Representative

ALUC Vice Chairperson:
Naomi Patridge, Council Member
City of Half Moon Bay

Airport Land Use Committee (ALUC) Staff
David F. Carbone, Sr. Planner / Airport Environs Planning
County of San Mateo Planning & Bldg. Department

**C/CAG Airport Land Use Committee (ALUC) Staff Memorandum, Re: Informal
ALUC Review of the County of San Mateo *Midcoast Local Coastal Program (LCP)*
Update Project**
January 24, 2008

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DISCUSSION

The purpose of this informal review is to create an opportunity for the ALUC to provide input to the County of San Mateo, regarding the key airport/land use compatibility issues (height of structures/airspace protection, aircraft noise impacts, and safety concerns) for the environs of Half Moon Bay Airport, related to the proposed LCP amendments, prior to formal ALUC review/action on the proposed amendments at the ALUC Regular Meeting on February 28, 2008. It will also provide the County of San Mateo with an opportunity to prepare for the ALUC review/action in February 2008. **There will be no formal ALUC action on this item at this meeting.**

This informal review process has been used by the ALUC many times in the past to review major land use policy actions or projects prior to formal ALUC action. It has proven to be very beneficial to both the project sponsor and to the Committee.

Attachments:

Attachment No. 1: Information Page from the website of the California Coastal Commission, re: Local Coastal Programs

Attachment No. 2: Overview of Proposed LCP Amendments Affecting the Midcoast, prepared by the County of San Mateo Planning Staff

Go to the [State of California Home Page](#)Go to the [Governor's Home Page](#)LCP Status Updates (as of
June 30, 2007)

Local Coastal Programs

Resources for Local Governments

Our Programs

Home Page

Local Coastal Programs (LCPs) are basic planning tools used by local governments to guide development in the coastal zone, in partnership with the Coastal Commission. LCPs contain the ground rules for future development and protection of coastal resources in the 74 coastal cities and counties. The LCPs specify appropriate location, type, and scale of new or changed uses of land and water. Each LCP includes a land use plan and measures to implement the plan (such as zoning ordinances). Prepared by local government, these programs govern decisions that determine the short- and long-term conservation and use of coastal resources. While each LCP reflects unique characteristics of individual local coastal communities, regional and statewide interests and concerns must also be addressed in conformity with **Coastal Act** goals and policies. Following adoption by a city council or county board of supervisors, an LCP is submitted to the Coastal Commission for review for consistency with Coastal Act requirements.

Many of the 74 coastal counties and cities have elected to divide their coastal zone jurisdictions into separate geographic segments, resulting in some 126 separate LCPs. As of 2002, approximately 70 percent of the LCP segments have been certified, representing close to 90 percent of the geographic area of the coastal zone, and local governments are issuing coastal permits in these areas. To determine the status of the LCP in any given geographic area, contact the appropriate **district office** of the Coastal Commission.

After an LCP has been finally approved, the Commission's coastal permitting authority over most new development is transferred to the local government, which applies the requirements of the LCP in reviewing proposed new developments. The Commission retains permanent coastal permit jurisdiction over development proposed on tidelands, submerged lands, and public trust lands, and the Commission also acts on appeals from certain local government coastal permit decisions. The Commission reviews and approves any amendments to previously certified Local Coastal Programs.

Local Coastal Program (LCP) Status Maps current as of **July 1, 2007** [in PDF]:

- North Coast Area
- North Central Coast Area
- Central Coast Area
- South Central Coast Area
- South Coast Area
- San Diego Coast Area



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Item 6

Attachment 2

Mail Drop PLN122

plngbldg@co.sanmateo.ca.us

www.co.sanmateo.ca.us/planning

OVERVIEW OF PROPOSED LCP AMENDMENTS
AFFECTING THE MIDCOAST

The proposed Local Coastal Program (LCP) amendments represent policy changes emanating from the Midcoast LCP Update Project.

The purpose of the project is to update land use policy affecting the unincorporated Midcoast with the aim of (1) improving LCP baseline data, (2) reducing development permit appeals and (3) maintaining Coastal Act consistency.

In summary, the proposed LCP amendments would:

- Update the estimate of Midcoast residential buildout.
- Update the estimate of Midcoast water and sewer demand.
- Lower the residential growth rate limit from 125 to 75 units/year.
- Prohibit new residences at El Granada's "Burnham Strip."
- Limit residential uses to above the first floor in the C-1 District.
- Revise controls on caretaker's quarters in the W District.
- Reduce house floor area and height in the RM-CZ and PAD Districts.
- Add incentives for voluntary substandard lot merger.
- Limit the amount of ground level impervious surfaces.
- Improve winter grading controls.
- Reserve water supply for failed wells and affordable housing.
- Add incentives for new Midcoast affordable housing units.
- Require pedestrian improvements for Highway 1 projects.
- Require traffic mitigation for development generating >50 trips.
- Provide for future park/trail at the "Devil's Slide bypass" property.
- Update LCP trails policies and role of trail providing agencies.
- Incorporate the Stormwater Pollution Prevention Program.
- Provide guidance on resolving LCP policy conflicts.
- Correct and clarify ambiguous and inconsistent LCP provisions.

A map of the Midcoast project area on the reverse side.

Midcoast
LCP Update Project

Project Area



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C/CAG AIRPORT LAND USE COMMITTEE (ALUC)

STAFF MEMORANDUM

DATE: January 24, 2008

TO: C/CAG Airport Land Use Committee (ALUC) Representatives and Alternates

FROM: David F. Carbone, C/CAG Airport Land Use Committee (ALUC) Staff D.F.C.

SUBJECT: **Agenda Item No. 7** for January 31, 2008: Informal ALUC Review of the City of San Bruno General Plan Update (Amendment)

BACKGROUND/DISCUSSION

The City of San Bruno has prepared a draft update of its general plan (amendment). Local agency general plan amendments are subject to formal ALUC/C/CAG review, if they include territory within any airport environs (airport influence area (AIA) boundary) located within the boundaries of San Mateo County. The City of San Bruno is located within the environs of San Francisco International Airport. San Bruno Planning staff will present an overview of the general plan update at the Special ALUC Meeting on January 31, 2008.

The purpose of this informal review is to create an opportunity for the ALUC to provide input to the City of San Bruno, regarding the key airport/land use compatibility issues (height of structures/airspace protection, aircraft noise impacts, and safety concerns) for the environs of San Francisco International Airport, related to the proposed general plan update (amendment) prior to formal ALUC review/action on the proposed update at the ALUC Regular Meeting on February 28, 2008. It will also provide the City of San Bruno with an opportunity to prepare for the ALUC review/action in February 2008. **There will be no formal ALUC action on this item at this meeting.**

This informal review process has been used by the ALUC many times in the past to review major land use policy actions or projects prior to formal ALUC action. It has proven to be very beneficial to both the project sponsor and to the Committee.

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ALUC Chairperson:
Richard Newman
Aviation Representative

ALUC Vice Chairperson:
Naomi Patridge, Council Member
City of Half Moon Bay

Airport Land Use Committee (ALUC) Staff
David F. Carbone, Sr. Planner / Airport Environs Planning
County of San Mateo Planning & Bldg. Department

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C/CAG AIRPORT LAND USE COMMITTEE (ALUC)

STAFF MEMORANDUM

DATE: January 24, 2008

TO: C/CAG Airport Land Use Committee (ALUC) Representatives
and Alternates

FROM: David F. Carbone, C/CAG Airport Land Use Committee (ALUC) Staff

SUBJECT: **Agenda Item No. 8** for January 31, 2008: Review of
Correspondence/Information Items

The following correspondence/information items are attached for review at the
January 31, 2008 Special Meeting of the C/CAG Airport Land Use Committee (ALUC):

1. Unofficial Summary Notes for the August 23, 2008 Airport Land Use Committee
(ALUC) Meeting. **Pg. 22 - 24**
2. C/CAG Airport Land Use Committee (ALUC) Meeting Dates for calendar year
2008. **Pg. 25**

Attachments

alucstaffmemocorrinfoitemsforjan3108.doc

ALUC Chairperson:
Richard Newman
Aviation Representative

ALUC Vice Chairperson:
Naomi Patridge, Council Member
City of Half Moon Bay

Airport Land Use Committee (ALUC) Staff
David F. Carbone, Sr. Planner / Airport Environs Planning
County of San Mateo Planning & Bldg. Department

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Unofficial Summary Notes for the August 23, 2007 C/CAG Airport Land Use Committee (ALUC) Regular Meeting*

1. Call to Order, Roll Call

Richard Newman, Aviation Representative and Committee Chairperson, called the Regular Meeting of the C/CAG Airport Land Use Committee (ALUC) to order, at approximately 4:30 p.m. in the City Council Chambers, at Burlingame City Hall in Burlingame, California. Dave Carbone, C/CAG Airport Land Use Committee (ALUC) staff, called the roll. **A quorum (at least 7 Regular Members) was NOT present, as follows:**

Regular Members Present

Ann Keighran, City of Burlingame
Naomi Patridge, City of Half Moon Bay
Gina Papan, City of Millbrae
Barbara Pierce, City of Redwood City
Richard Newman, Aviation Representative/ALUC Chairperson

Regular Members Absent

City of Brisbane
City of Daly City
City of Foster City
City of San Bruno
City of San Carlos
County of San Mateo
City of South San Francisco
Half Moon Bay Airport Pilots Association

*As noted in Agenda Item 1, a quorum was not present for this meeting. Therefore, an official ALUC Regular Meeting was not held and Action Minutes were not prepared. The text herein constitutes unofficial summary notes of informal proceedings, as prepared by ALUC staff.

C/CAG Airport Land Use Committee Regular Meeting

August 23, 2007

Page 2 of 3

Airport Land Use Committee Staff

Dave Carbone, C/CAG Airport Land Use Committee (ALUC) staff

James A. Castañeda, San Mateo County Planning Department staff

Quorum Status

At approximately 4:30 p.m., only five representatives were present. ALUC staff then determined there was a lack of quorum present and therefore, an official ALUC Regular Meeting could not be held. It was the consent of the five representatives that were present to discuss Agenda Items 3 and 4 informally to provide relevant comments on those items. Agenda Items 5-7 will be scheduled for a future ALUC meeting.

3. Consideration of a referral from the City of San Carlos, re: Comprehensive Airport Land Use Plan (CLUP) consistency review of a proposed general plan amendment and related rezoning for the Palo Alto Medical Foundation (PAMF) San Carlos Center at 301 Industrial Road near San Carlos Airport.

Comments / Concerns / Questions:

- Dave Carbone, ALUC staff, presented a brief overview of the project. Jeff Teal, Director of Architecture for the Palo Alto Medical Foundation elaborated further on the project.
- Chairperson Newman asked if the general location and height of the proposed buildings were part of the submittal to the City of San Carlos for approval. Colette Meunier, Project Planner with the City of San Carlos, indicated that discussions were in progress regarding the specific design. It was noted that the maximum height of the buildings would be approximately 90 feet above ground level (AGL). Chairperson Newman indicated that his particular concern with the design of the buildings is a potential wind tunnel effect, similar to that of two existing structures that has caused problems at the approach end of Runway 12. He asked if any wind studies have been preformed as part of the design of the new hospital building.
- Colette Meunier responded that there has not been any study discussing the wind effects, and also noted that the discussion occurring now are of architectural details, and not location and massing of the buildings. It was suggested that the effects of other buildings in the vicinity can be used to determine the possible wind effects of the proposed buildings. Chairman Newman responded by indicating that the other buildings are not similar to what is being proposed and encouraged the potential wind effects of the proposed hospital building on aircraft operations at San Carlos Airport be examined.
- Gina Papan asked how the design and height of the hospital building may effect flight patterns. Dave Carbone illustrated the flight paths of arriving and departing aircraft in relation to the project site. Mark Larson, County Airport Manager, explained the proposed heights would not impact aircraft in flight at pattern altitude. He noted flight pattern altitude is 800 feet above ground level (AGL).

- Mike McClintock, senior aviation consultant for the project, mentioned that the environmental impact report (EIR) prepared for the proposed project references a wind study attached to the report which concludes that the proposed project does not appear to have any potential effect to aircraft operation due to wind disturbance.
- Chairperson Newman asked if the referenced EIR was for an earlier design of the project or for the revised proposal under current discussion. Jeff Teal responded that the EIR was prepared for the earlier version. He noted, however, that the current, revised proposal is a scaled back version of the original proposal. It was concluded that if the previous design was not an issue, the newer, lower height design should not as well.
- Chairperson Newman further insisted that the wind effects of the new proposed design be examined.
- Dave Carbone indicated the recommended conditions in the ALUC staff report were discussed with the project planner. She noted that the project sponsor was agreeable to conducting a winds effect study as part of the revised hospital proposal. Since no formal ALUC action can be taken on this item, due to lack of quorum, he explained the suggested conditions will be submitted to C/CAG along with a condition to further investigate the potential wind effects of the proposed building on aircraft operations at San Carlos Airport.

4. Information Item: Discussion of Half Moon Bay Airport and San Carlos Airport environs issues, re: (1) potential development near both airports and (2) preparation/adoption of an Airport Influence Area (AIA) boundary for Half Moon Bay.

Comments / Concerns / Questions:

- Dave Carbone provided an overview of potential projects that may come for review to the ALUC that are in the vicinity of both Half Moon Bay Airport and San Carlos Airport. It was suggested that the project sponsor for the Big Wave Office Park and Wellness Center project near Half Moon Bay Airport provide an informational presentation on the project to the ALUC at a future meeting. The members present agreed that a future information presentation on the project would be beneficial.
- Dave Carbone briefly mentioned two projects in the San Carlos Airport environs, a mixed-use development across US Highway 101 from the San Carlos Airport air traffic control tower, and a comprehensive public outreach program for future development of the Redwood City Industrial Salt Works (Cargill Salt) site. It was also suggested that the project sponsor for the mixed-used development provide an information presentation to the ALUC at a future meeting.

The informal discussion of Agenda Items 3 and 4 concluded at approximately 5:10 p.m.

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Item 8
Attachment 2

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C/CAG Airport Land Use Committee (ALUC) Meeting Dates for Calendar Year 2008 January 2008

Meeting	Scheduled Date	Location
Special Meeting	January 31, 2008	Millbrae City Hall City Council Chambers
Regular Meeting	February 28, 2008	Millbrae City Hall City Council Chambers
Regular Meeting	May 22, 2008	Burlingame City Hall City Council Chambers
Regular Meeting	August 28, 2008	Burlingame City Hall City Council Chambers

Note: The Regular Meeting dates shown are the fourth Thursday of the specified month. The meetings are scheduled for 4:00 p.m. at the location shown. The Regular Meeting date for November 2008 falls on the Thanksgiving holiday. Special Meetings may be scheduled for any date, time, and place in the "off months", if a quorum (at least seven members present) can be achieved.

alucmeetingdates2008.doc

Airport Land Use Committee

ALUC Chairperson:
Richard Newman
Aviation Representative

ALUC Vice Chairperson:
Naomi Patridge, Council Member
City of Half Moon Bay

Airport Land Use Committee (ALUC) Staff
David F. Carbone, Sr. Planner / Airport Environs Planning
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